

004.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,094,300 / 1,094,300

USE VALUE: 1,094,300 / 1,094,300

ASSESSED: 1,094,300 / 1,094,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
92-94		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JORGENSEN EVELYN/ LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 92 MILTON STREET  
 Street 2: C/O PAUL W JORGENSEN

Twn/City: ARLINGTON  
 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474 Type:

PREVIOUS OWNER  
 Owner 1: JORGENSEN EVELYN G -  
 Owner 2: LIFE ESTATE -  
 Street 1: 94 MILTON STREET  
 Twn/City: ARLINGTON  
 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474

NARRATIVE DESCRIPTION  
 This parcel contains 5,612 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3388 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS  

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS  

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		5612		Sq. Ft.	Site		0	80.	1.05	1									470,690							470,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5612.000			619,200		4,400		470,700		1,094,300							
Total Card							0.129			619,200		4,400		470,700		1,094,300		Entered Lot Size					
Total Parcel							0.129			619,200		4,400		470,700		1,094,300		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		322.99		Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID										004.0-0004-0007.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time
2020	104	FV	619,300	4400	5,612.	470,700	1,094,400	1,094,400	Year End Roll	12/18/2019			
2019	104	FV	455,300	4400	5,612.	500,100	959,800	959,800	Year End Roll	1/3/2019			
2018	104	FV	455,300	4400	5,612.	364,800	824,500	824,500	Year End Roll	12/20/2017			
2017	104	FV	401,800	4400	5,612.	317,700	723,900	723,900	Year End Roll	1/3/2017			
2016	104	FV	401,800	4400	5,612.	270,600	676,800	676,800	Year End	1/4/2016			
2015	104	FV	358,900	4400	5,612.	264,800	628,100	628,100	Year End Roll	12/11/2014			
2014	104	FV	358,900	4400	5,612.	217,700	581,000	581,000	Year End Roll	12/16/2013			
2013	104	FV	373,100	4400	5,612.	207,100	584,600	584,600		12/13/2012			

## SALES INFORMATION

Grantor			Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				
JORGENSEN EVELY			31137-151			2/15/2000	Family		99	No	No	4						
JORGENSEN EVELY			28565-318			5/12/1998	Family		1	No	No	F						

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/11/1998	782	Alterati	30,000					DORMER	9/17/2017	Inspected	HS	Hanne S
12/28/1993	626	Manual	1,000					WINDOW REPLACEMENT	9/8/2017	MEAS&NOTICE	HS	Hanne S
									1/24/2009	Meas/Inspect	336	PATRIOT
									8/3/2001	Permit Visit	PM	Peter M
									9/21/1999	Meas/Inspect	256	PATRIOT
									8/23/1993		EK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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USER DEFINED  
 Prior Id # 1: 4097  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 13 - Multi-Garden	2	Rating: Average		Full Bath: 2	Rating: Very Good			OF=BMT SINK& 5 FIXTURES IN FULL BATH.																			
Sty Ht: 2T - 2 & 3/4 Sty				A Bath: 1	Rating: Very Good																						
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																						
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:		%		OthrFix: 3	Rating: Average																						
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																			
Color: BEIGE				A Kits: 1	Rating: Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl:	Rating:																						
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																						
Grade: C - Average				<b>CONDOS INFORMATION</b>																							
Year Blt: 1926	Eff Yr Blt:			Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL																
Prim Int Wall: 2 - Plaster				Functional:				1	5	2	1																
Sec Int Wall:		%		Economic:				1	8	4	2																
Partition: T - Typical				Special:																							
Prim Floors: 3 - Hardwood				Override:				Totals																			
Sec Floors: 4 - Carpet	10 %							2	13	6																	
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>															
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.: 0.95991731												BMT	Basement	1,232	48.410	59,645							
Electric: 3 - Typical				Const Adj.: 0.98892087												FFL	First Floor	1,232	161.380	198,818							
Insulation: 2 - Typical				Adj \$ / SQ: 161.378												SFL	Second Floor	1,232	161.380	198,818							
Int vs Ext: S				Other Features: 134000												TQS	3/4 Story	924	161.380	149,113							
Heat Fuel: 2 - Gas				Grade Factor: 1.00												EFP	Enclos Porch	412	33.460	13,785							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000												OPF	Open Porch	196	24.640	4,830							
# Heat Sys: 2				NBHD Mod:												WDK	Deck	108	15.090	1,630							
% Heated: 100		% AC:		LUC Factor: 1.00												Net Sketched Area: 5,336 Total: 626,639											
Solar HW: NO	Central Vac: NO			Adj Total: 760638												Size Ad	3388	Gross Are	5644	FinArea	3388						
% Com Wall	% Sprinkled:			Depreciation: 141479																							
				Depreciated Total: 619160																							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004.0-0004-0007.0												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
3	Garage	D	Y	1	18X18	A	AV	1926	22.72	T	40	104			4,400			4,400									
More: N	Total Yard Items:	4,400		Total Special Features:			Total:	4,400		<b>AssessPro Patriot Properties, Inc</b>																	